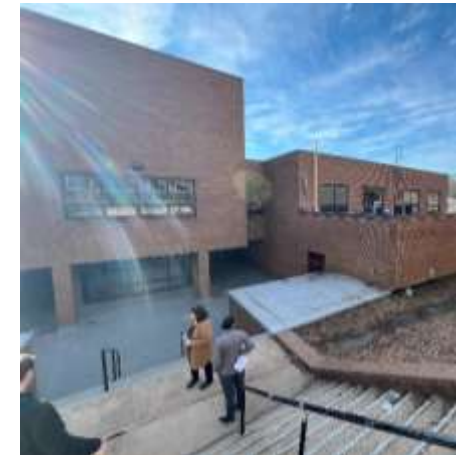
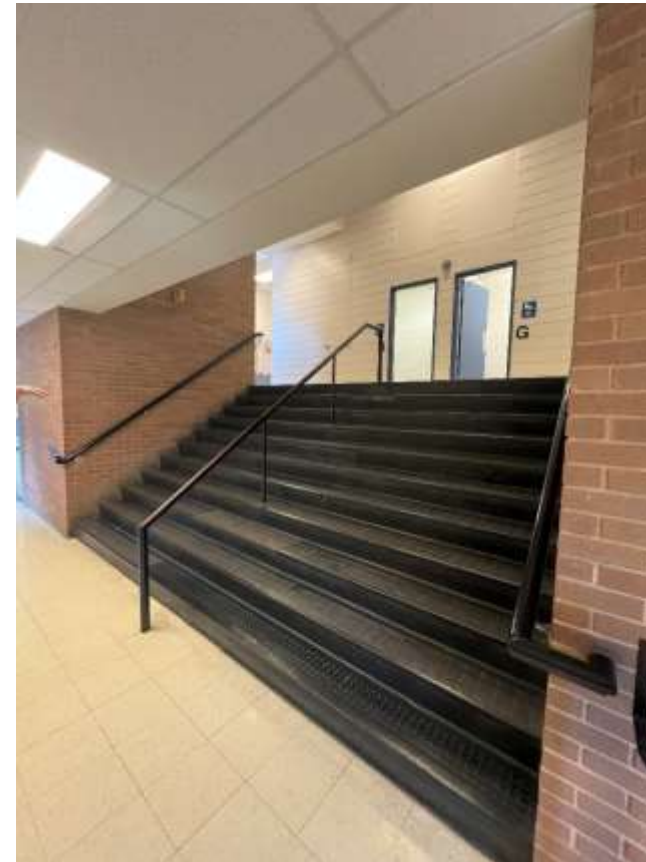


# Piney Branch ES

## FEASIBILITY STUDY

# Community Meeting 3

## MAY 29, 2025





# Piney Branch Team



## Montgomery County Public Schools

*Main Point of Contact*



**Julie  
Morris**

DIVISION OF DESIGN +  
CONSTRUCTION

*Director,  
Division of Planning, Design  
and Construction*



**Robbie  
Badstibner**

DIVISION OF DESIGN +  
CONSTRUCTION

*School Facilities, Project  
Manager*



**Erika  
Dworkin**

DIVISION OF CAPITAL  
PLANNING AND REAL ESTATE

*School Facilities, Planner II*



**Jasmin  
McDuffie**

AIA, NCARB, LEED AP

*Principal-in-Charge*



**Bill  
Bradley**

PHD, AIA, LEED AP, ALEP

*Educational Planner*



**Carolyn  
Frederick**

AIA, LEED AP BD+C

*Sr. Project Architect*

## Stantec Architecture

[Robbie\\_s\\_badstibner@mcpsmd.org](mailto:Robbie_s_badstibner@mcpsmd.org)

240-367-0913



# Piney Branch Team



***Civil, Building Systems Engineers, Pool Specialist, and Cost Estimators***



**Sean  
Lindaman**

PE

*Civil  
Engineer*



*Structural  
Engineer*



*Mechanical, Electrical,  
Plumbing, Fire Protection*



*Aquatics  
Engineer*



*Professional Cost  
Estimator*







# Agenda

1. Why We Are Here
2. Schedule
3. Communications
4. Observations + Feedback
5. Design Options

*\*The boundary study will not be discussed during this meeting*



**1**

# **Why We Are Here**



# Why We Are Here

## Overall

To complete a feasibility study to determine the most effective, efficient, and affordable ways to improve

- safety and security,
- instruction and delivery,
- occupant health and well being,
- site and building accessibility, and
- operational efficiency and effectiveness.

To help inform the Superintendent's Fall 2025 CIP.

## Tonight

To share options for addressing issues identified at Piney Branch with interested community members.

To solicit input from community members on the options.



# 2

# Schedule



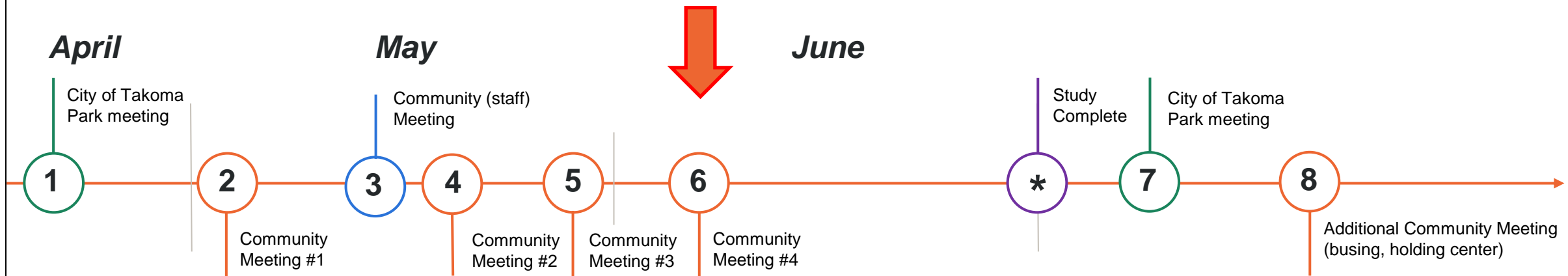
# Schedule

- 1. **April 23:** City of Takoma Park meeting
- 2. **May 1:** Community meeting #1
- 3. **May 13:** Community (staff) meeting
- 4. **May 15:** Community meeting #2
- 5. **May 29:** Community meeting #3
- 6. **June 4:** Community meeting #4
- 7. **July 23:** City of Takoma Park meeting / presentation
- 8. **TBD:** Additional community meeting, holding center discussion

## Looking Forward

**July:** Feasibility Study to be sent to Superintendent for review

**October:** Superintendent to make recommendation to the Board of Education







# 3

# Communications



# How We Will Notify the Community



Send Over 300  
Mailers With Dates



Post  
Signage  
at PBES



Advertise in City's  
Monthly Newsletter



Advertise on  
School's Website



PTA to  
Advertise



Takoma Park ES +  
MCCPTA Cluster  
Coordinators



**4**

# **Observations + Feedback**



# Issues to be Addressed



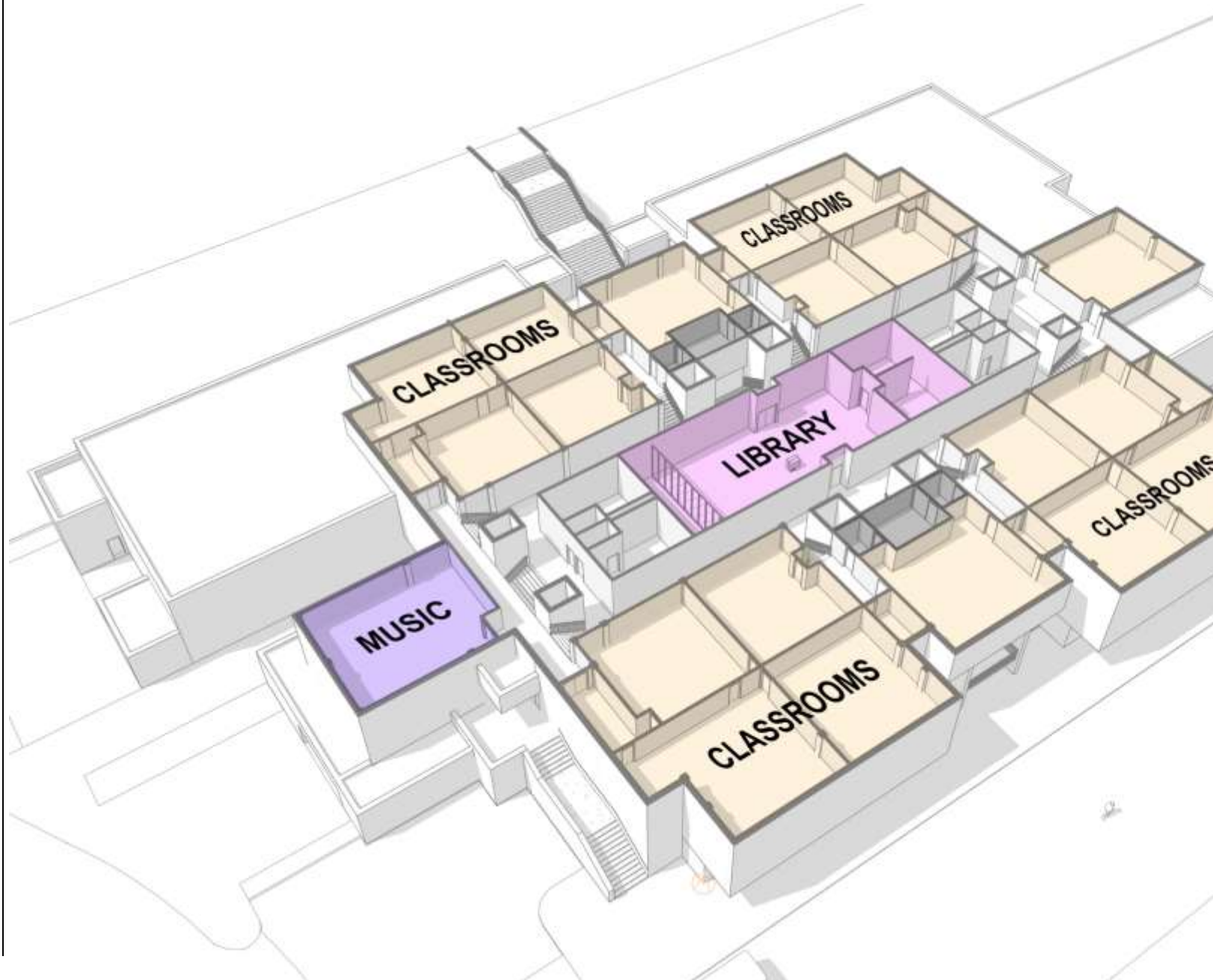
- Safer Pedestrian Site Circulation
- Safer Drop-off / Pick-up
- More Secure Entrance
- More Parking / Accessible Parking
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in All Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- More Efficient Mechanical Systems
- Fix Leaky Pipes / Roof
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Update Pool Equipment
- Continued Community Access to Pool







# Looking at the Existing Plan







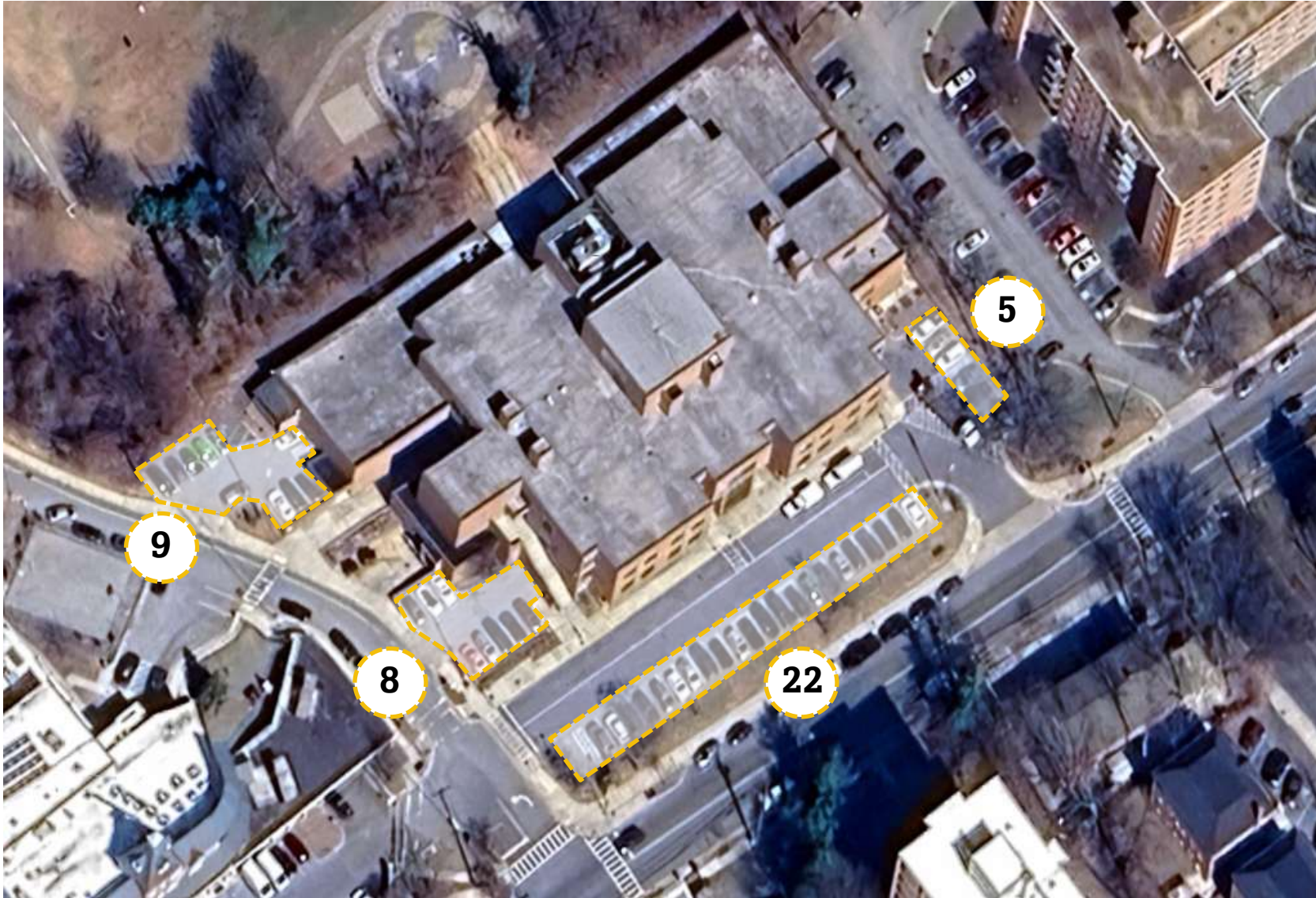
# Existing Site Considerations



**stormwater utility easements**

**flood plain + setback**





## Existing Parking

- 44 spots on site
- Additional spots on Maple Ave

## Ed Spec Parking Requirement

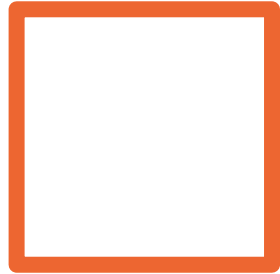
- 80 required spots with a 10% acceptable variation (72-88 spots)
- Currently 45% below requirement



**5**

# Design Options

1.



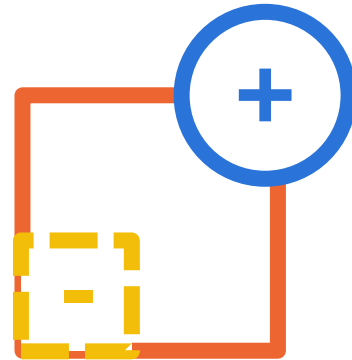
## RENOVATION

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**1a.** With Pool

**1b.** Without Pool

2.

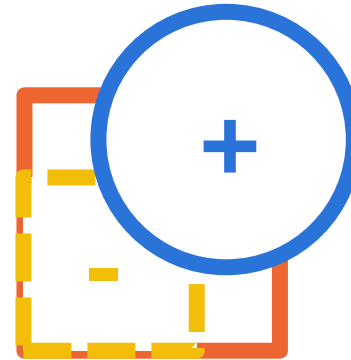


## RENOVATION SMALL DEMO SMALL ADDITION

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**2b.** Without Pool

3.



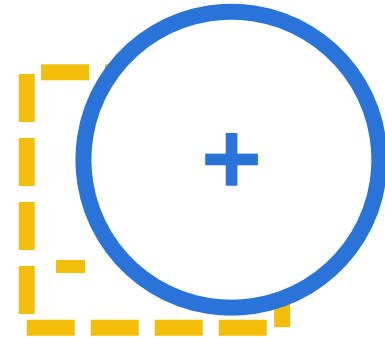
## RENOVATION LARGE DEMO LARGE ADDITION

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**3a.** With Pool

**3b.** Without Pool

4.



## NO RENO COMPLETE DEMO NEW SCHOOL

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**4a.** With Pool

**4b.** Without Pool





# Existing Building







# Design Options

1.



## RENOVATION

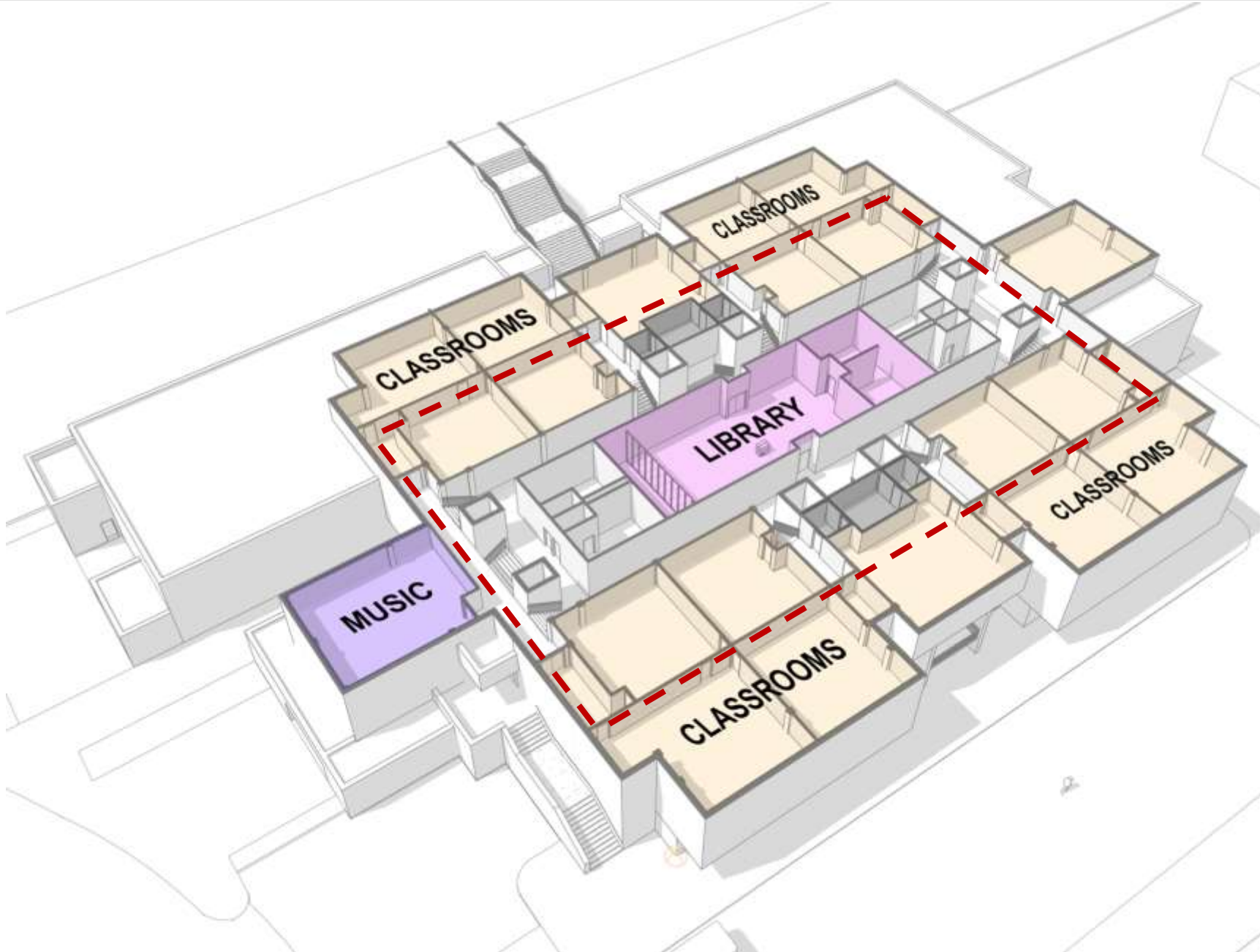
Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**1a.** With Pool

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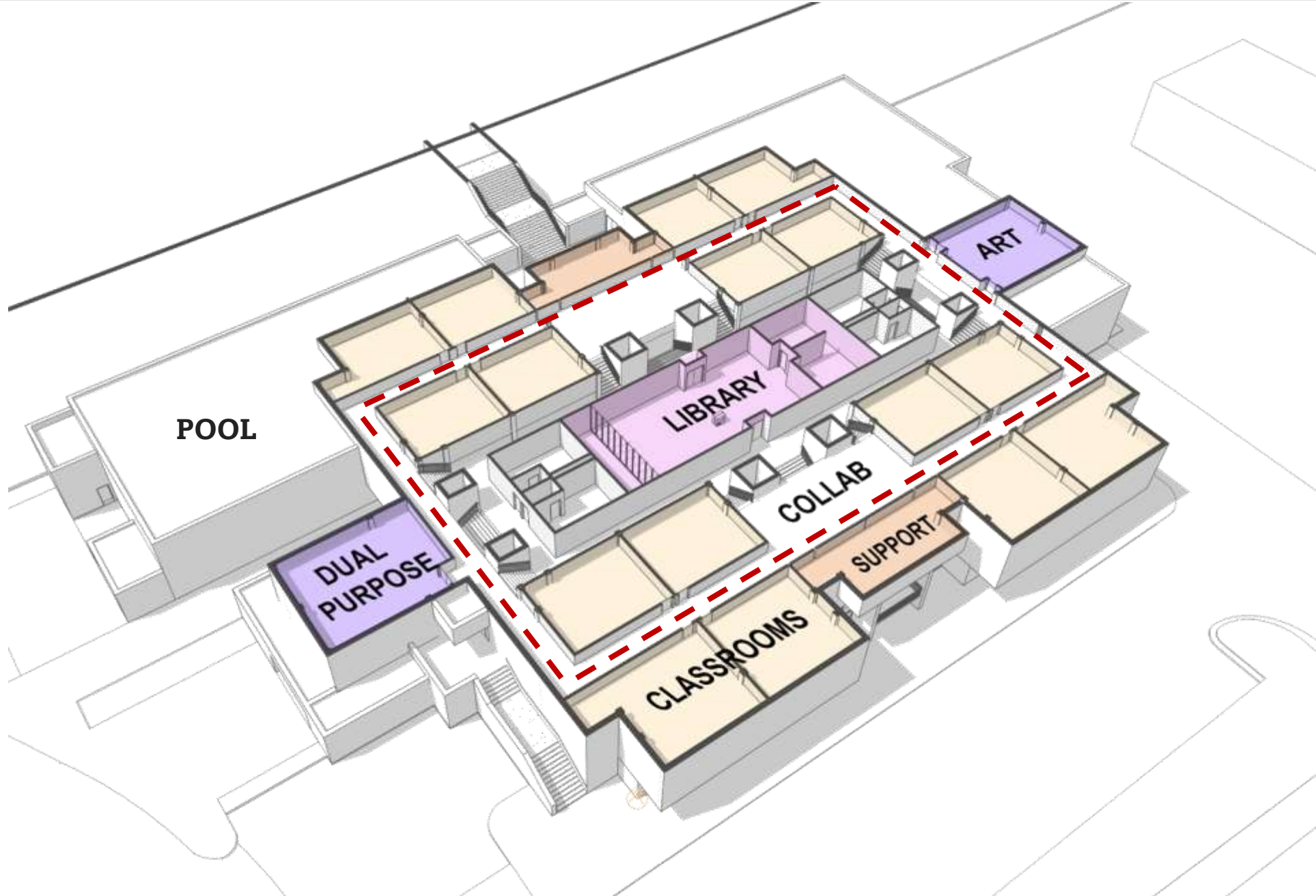


# Looking at the Existing Plan





# 1a: Renovate Existing Building *with pool*







# 1a: Renovate Existing Building *with pool*





# 1a: Typical Classroom Floor Plan



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in All Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment





# 1a: Renovate Existing Building *with pool*

Piney Branch Elementary School Program Comparison

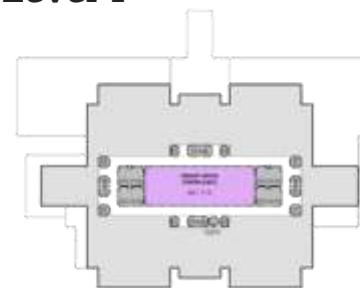
Zone / Areas	Ed Spec	Option 1A (Pool)	Variance (%)
Classrooms	27,650	25,178	-10% ▼
Support Rooms	2,420	2,553	5% ▲
Library Media Center	2,875	2,831	-2% ▼
Physical Education*	4,430	<b>5,670</b>	22% ▲
Multi-Purpose Room*	4,135	<b>4,087</b>	-1% ▼
Kitchen*	1,372	<b>2,825</b>	51% ▲
Administration	1,765	1,765	0% ▲
Counseling Suite	320	350	9% ▲
Staff Development Area	600	650	8% ▲
Health Services Suite	710	750	5% ▲
Staff Areas	750	744	-1% ▼
Building Support Facilities	1,885	1,936	3% ▲
Building Support Areas	600	600	0% ▲
Pool**	0	<b>8,869</b>	100% ▲
Total Proposed (NSF) =	49,512		
Total Options =		58,808	
Variance (%) =		18.78%	
Total Buidling Gross SF (BGSF) =	102,461	102,461	

## Summary Findings

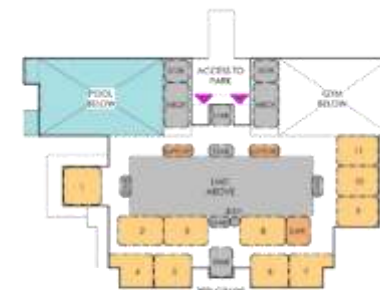
- Existing building constraints don't allow for right sizing of program
- Still contending with split level and accessibility / supervision challenges



Level 1



Level 3



Level 2



Level 4

\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



# Design Options

1.



## RENOVATION

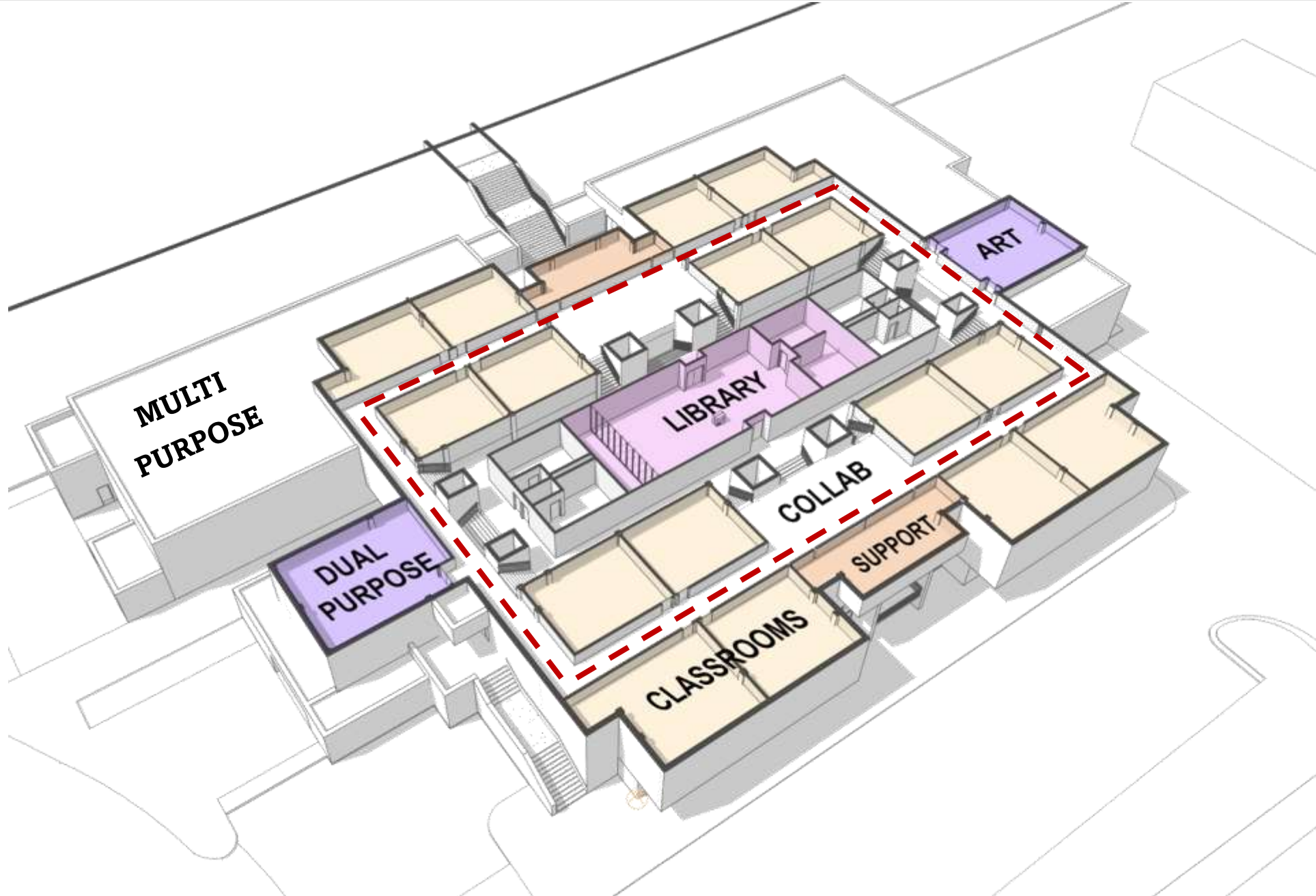
Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

---

**1b.** Without Pool



# 1b: Renovate Existing Building *without pool*





# 1b: Renovate Existing Building *without pool*







# 1b: Level 1







# 1b: Level 2 & 3





# 1b: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in All Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 1b: Renovate Existing Building *without pool*

Piney Branch Elementary School Program Comparison

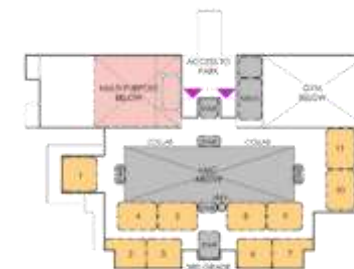
Zone / Areas	Ed Spec	Option 1B (No Pool)	Variance (%)
<b>Classrooms</b>	27,650	26,872	-3% ▼
<b>Support Rooms</b>	2,420	2,525	4% ▲
<b>Library Media Center</b>	2,875	2,831	-2% ▼
<b>Physical Education*</b>	4,430	<b>5,872</b>	25% ▲
<b>Multi-Purpose Room*</b>	4,135	4,784	14% ▲
<b>Kitchen*</b>	1,372	1,380	1% ▲
<b>Administration</b>	1,765	1,765	0% ▲
<b>Counseling Suite</b>	320	350	9% ▲
<b>Staff Development Area</b>	600	660	9% ▲
<b>Health Services Suite</b>	710	780	9% ▲
<b>Staff Areas</b>	750	763	2% ▲
<b>Building Support Facilities</b>	1,885	2,516	25% ▲
<b>Building Support Areas</b>	600	760	21% ▲
<b>Pool**</b>	0	0	-
<b>Total Proposed (NSF) =</b>	49,512		
<b>Total Options =</b>		51,858	
<b>Variance (%) =</b>		4.74%	
<b>Total Building Gross SF (BGSF) =</b>	102,461	102,461	

## Summary Findings

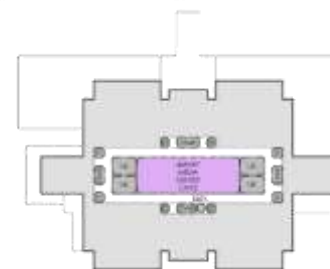
- With no pool multipurpose room can be right sized & the music/art suite can be adjacent
- Still contending with split level and accessibility / supervision challenges



Level 1



Level 2



Level 3



Level 4

\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

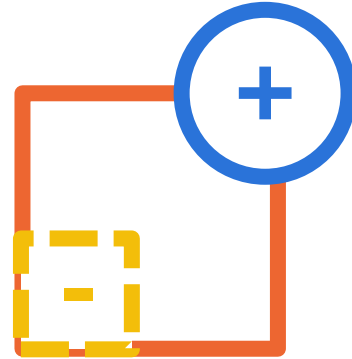
\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.





# Design Options

2.



**RENOVATION**  
**SMALL DEMO**  
**SMALL ADDITION**

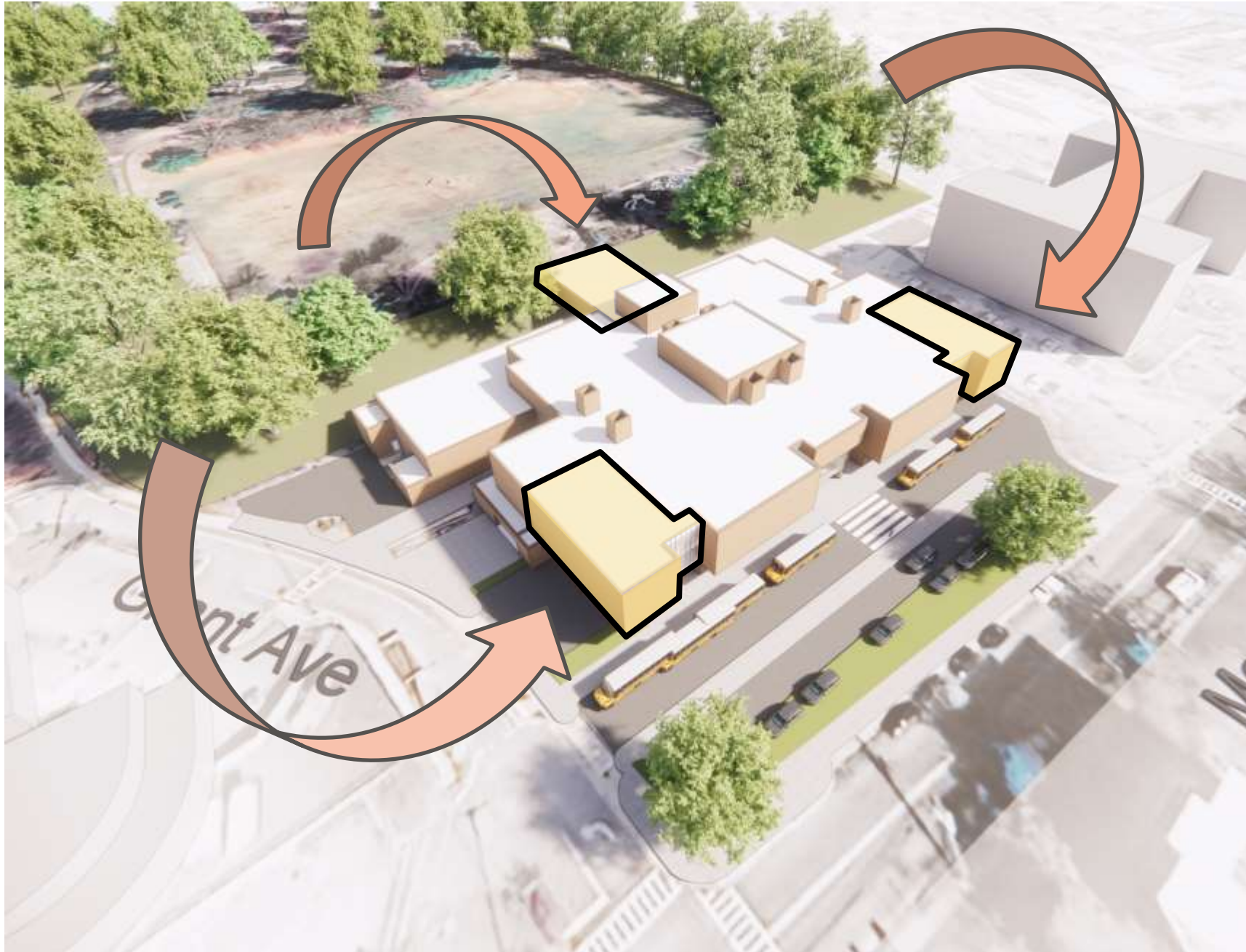
Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

---

**2b.** Without Pool

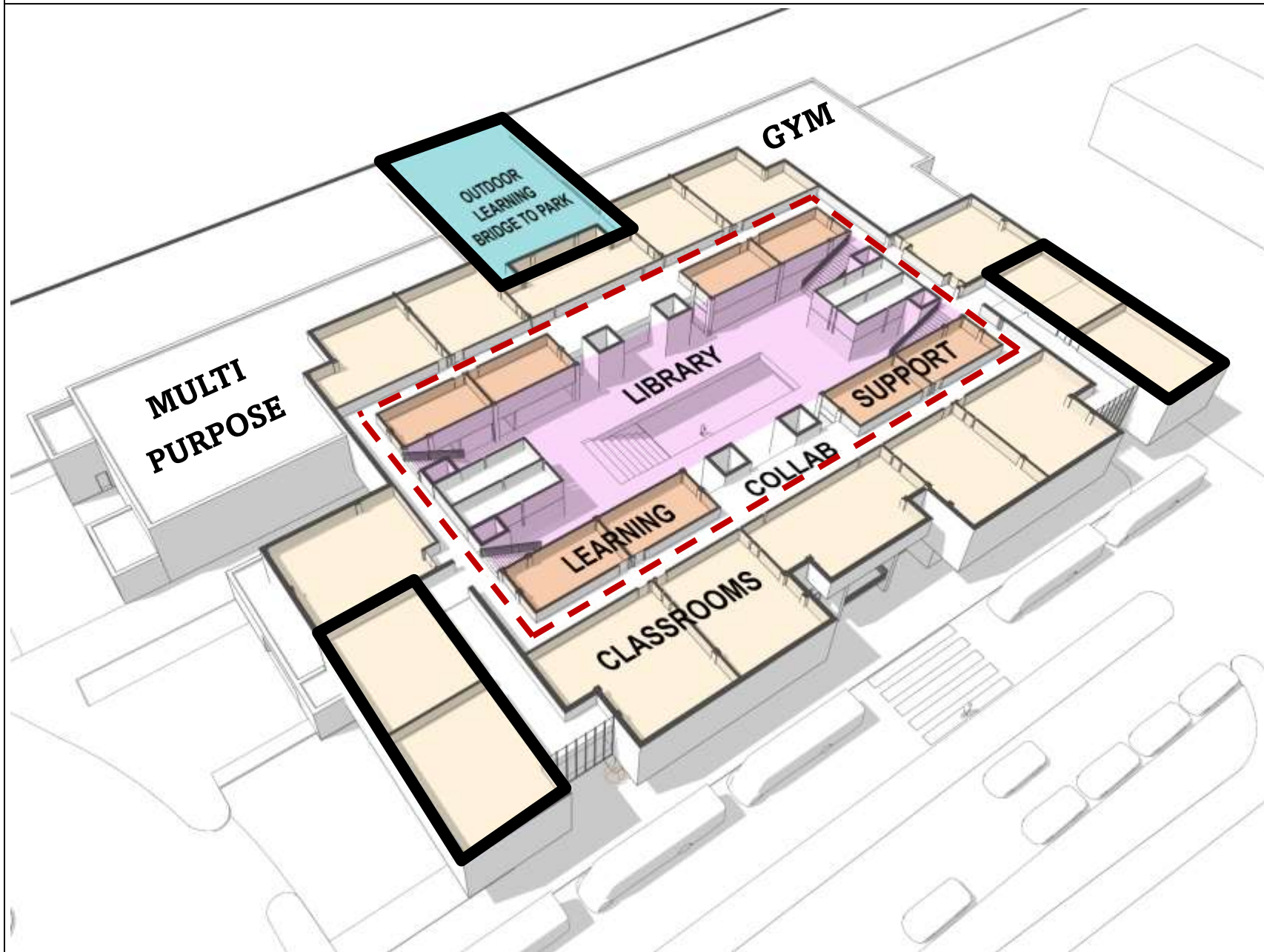


## 2b: Renovate + Smaller Addition *without pool*





## 2b: Renovate + Smaller Addition *without pool*

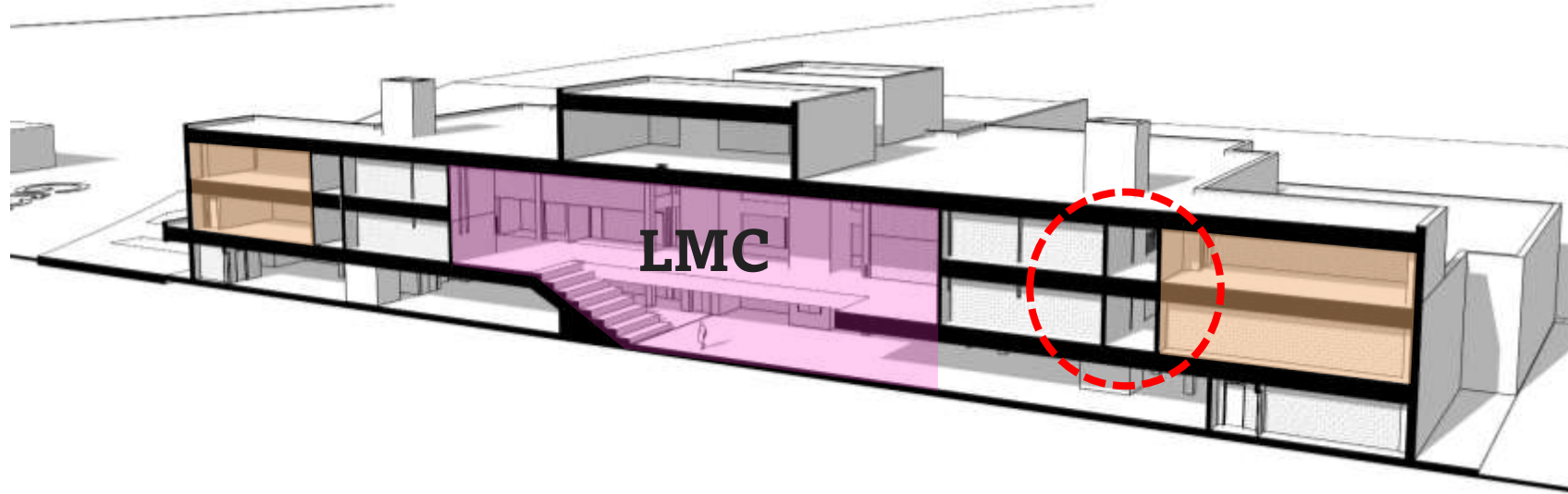




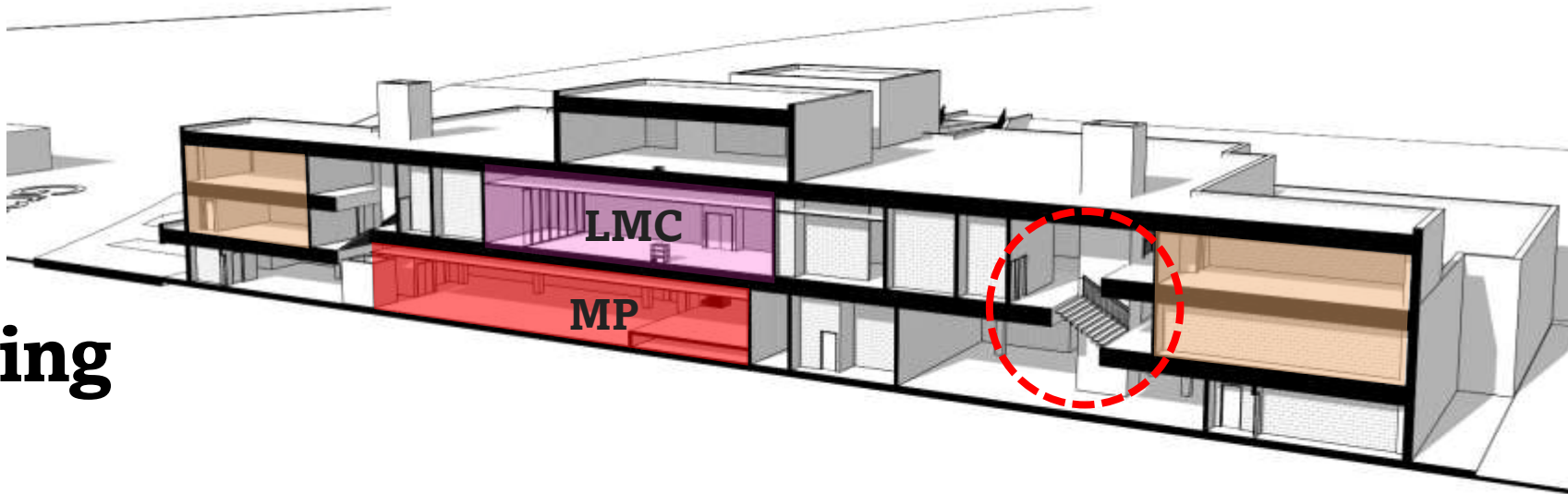


## 2b: Renovate + Smaller Addition *without pool*

2b



Existing





## 2b: Level 1





## 2b: Level 2







## 2b: Level 3



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 2b: Renovate + Smaller Addition *without pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 2B (No Pool)	Variance (%)
Classrooms	27,650	28,444	3%▲
Support Rooms	2,420	2,536	5%▲
Library Media Center	2,875	3,262	12%▲
Physical Education*	4,430	<b>5,350</b>	17%▲
Multi-Purpose Room*	4,135	4,596	10%▲
Kitchen*	1,372	1,380	1%▲
Administration	1,765	1,828	3%▲
Counseling Suite	320	350	9%▲
Staff Development Area	600	650	8%▲
Health Services Suite	710	750	5%▲
Staff Areas	750	800	6%▲
Building Support Facilities	1,885	3,134	40%▲
Building Support Areas	600	723	17%▲
Pool**	0	0	-
Total Proposed (NSF) =	49,512		
Total Options =		53,803	
Variance (%) =		8.67%	
Total Building Gross SF (BGSF) =	102,461	-	

## Summary Findings

- The split level is removed, and the library becomes easily accessible on Levels 1, 2, & 3
- Restrooms are stacked on Level's 2 & 3 and easily supervised



Level 1



Level 2



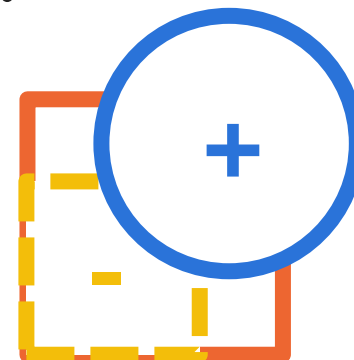
Level 3

\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



3.



**RENOVATION**  
**LARGE DEMO**  
**LARGE ADDITION**

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**3a.** With Pool

---





## 3a: Renovate + Larger Addition *with pool*





# 3a: Level 1







## 3a: Level 2







## 3a: Level 3





## 3a: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 3a: Renovate + Larger Addition *with pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 3A (Pool)	Variance (%)
Classrooms	27,650	28,600	3%▲
Support Rooms	2,420	2,480	2%▲
Library Media Center	2,875	<b>3,175</b>	9%▲
Physical Education*	4,430	<b>6,226</b>	29%▲
Multi-Purpose Room*	4,135	4,301	4%▲
Kitchen*	1,372	1,437	5%▲
Administration	1,765	1,883	6%▲
Counseling Suite	320	320	0%▲
Staff Development Area	600	600	0%▲
Health Services Suite	710	710	0%▲
Staff Areas	750	750	0%▲
Building Support Facilities	1,885	1,885	0%▲
Building Support Areas	600	600	0%▲
Pool**	0	<b>8,291</b>	100%▲
Total Proposed (NSF) =	49,512		
Total Options =		61,258	
Variance (%) =		23.72%	
Total Buidling Gross SF (BGSF) =	102,461	98,622	

## Summary Findings

- Gross SF variance is driven by large mechanical spaces serving existing pool & gym at level 2
- 65 parking spots (48% increase)



Level 1



Level 2



Level 3



Level 4

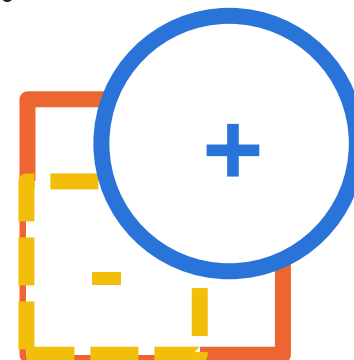
\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.





3.



**RENOVATION**  
**LARGE DEMO**  
**LARGE ADDITION**

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

---

**3b.** Without Pool



## 3b: Renovate + Larger Addition *without pool*





## 3b: Level 1







## 3b: Level 2





## 3b: Level 3



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 3b: Renovate + Larger Addition *without pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 3B (No Pool)	Variance (%)
Classrooms	27,650	28,662	4%▲
Support Rooms	2,420	2,400	-1%▼
Library Media Center	2,875	2,865	-0%▼
Physical Education*	4,430	<b>6,642</b>	33%▲
Multi-Purpose Room*	4,135	4,343	5%▲
Kitchen*	1,372	1,350	-2%▼
Administration	1,765	1,765	0%▲
Counseling Suite	320	320	0%▲
Staff Development Area	600	600	0%▲
Health Services Suite	710	710	0%▲
Staff Areas	750	750	0%▲
Building Support Facilities	1,885	1,885	0%▲
Building Support Areas	600	600	0%▲
Pool**	0	0	-
<b>Total Proposed (NSF) =</b>	49,512		
<b>Total Options =</b>		52,892	
<b>Variance (%)=</b>		6.83%	
<b>Total Buidling Gross SF (BGSF) =</b>	102,461	78,783	

\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.

## Summary Findings

- The elimination of the pool allows for a 3 story scheme much closer to the ed spec square footages
- 80 parking spots (81% increase)



Level 1



Level 2



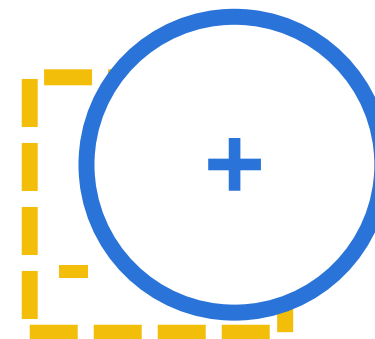
Level 3





# Design Options

4.



**NO RENO  
COMPLETE DEMO  
NEW SCHOOL**

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

**4a. With Pool**

---



## 4a: Build New *with pool*





# 4a: Level 1







## 4a: Level 2





## 4a: Level 3







## 4a: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Classrooms Per Ed Spec
- Library as Heart of the School
- New Efficient Building Systems
- New Efficient Pipes
- Per Code / Regulations
- New Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 4a: Build New *with pool*

## Piney Branch Elementary School Program Comparison

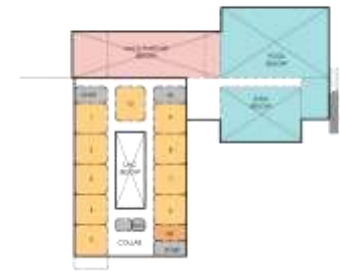
Zone / Areas	Ed Spec	Option 4A (Pool)	Variance (%)
Classrooms	27,650	27,605	-0% ▼
Support Rooms	2,420	2,423	0% ▲
Library Media Center	2,875	2,734	-5% ▼
Physical Education*	4,430	4,445	0% ▲
Multi-Purpose Room*	4,135	4,462	7% ▲
Kitchen*	1,372	1,372	0% ▲
Administration	1,765	1,777	1% ▲
Counseling Suite	320	320	0% ▲
Staff Development Area	600	600	0% ▲
Health Services Suite	710	710	0% ▲
Staff Areas	750	750	0% ▲
Building Support Facilities	1,885	1,887	0% ▲
Building Support Areas	600	680	12% ▲
Pool**	0	<b>7,452</b>	100% ▲
Total Proposed (NSF) =	49,512		
Total Options =		57,217	
Variance (%) =		15.56%	
Total Building Gross SF (BGSF) =	102,461	80,743	

## Summary Findings

- Right sized program
- Entrance off Grant Ave with generous public plaza
- 58 parking spots (32% increase)



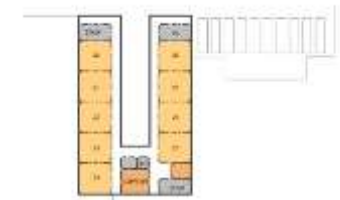
Level 1



Level 2



Level 3



Level 4

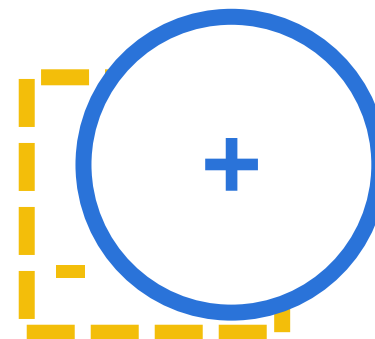
\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



# Design Options

4.



**NO RENO  
COMPLETE DEMO  
NEW SCHOOL**

Code Compliance  
Spec Compliance  
Systems Upgrades  
Security Upgrades

---

**4b.** Without Pool



## 4b: Build New *without pool*







## 4b: Level 1





## 4b: Level 2







## 4b: Level 3







## 4b: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Classrooms Per Ed Spec
- Library as Heart of the School
- New Efficient Building Systems
- New Efficient Pipes
- Per Code / Regulations
- New Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



# 4b: Build New *without pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 4B (No Pool)	Variance (%)
Classrooms	27,650	27,611	-0% ▼
Support Rooms	2,420	2,460	2% ▲
Library Media Center	2,875	2,852	-1% ▼
Physical Education*	4,430	4,778	7% ▲
Multi-Purpose Room*	4,135	4,142	0% ▲
Kitchen*	1,372	1,406	2% ▲
Administration	1,765	1,770	0% ▲
Counseling Suite	320	325	2% ▲
Staff Development Area	600	600	0% ▲
Health Services Suite	710	725	2% ▲
Staff Areas	750	750	0% ▲
Building Support Facilities	1,885	1,954	4% ▲
Building Support Areas	600	680	12% ▲
Pool**	0	0	-
<b>Total Proposed (NSF) =</b>	49,512		
<b>Total Options =</b>		50,053	
<b>Variance (%) =</b>		1.09%	
<b>Total Buidling Gross SF (BGSF) =</b>	102,461	69,384	

\*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

\*\* Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.

## Summary Findings

- Right sized program
- 72 parking spots (64 % increase)







# Questions

1. How effectively (1-10) does this solution serve the community? Why?
2. How effectively (1-10) does this solution serve teachers and students? Why?



## RENOVATION

- 1a.** With Pool  
**1b.** Without Pool



## RENOVATION SMALL DEMO SMALL ADDITION

- 2a.** N/A  
**2b.** Without Pool



## RENOVATION LARGE DEMO LARGE ADDITION

- 3a.** With Pool  
**3b.** Without Pool



## NO RENO COMPLETE DEMO NEW SCHOOL

- 4a.** With Pool  
**4b.** Without Pool



THANK YOU  
**QUESTIONS?**

